

# **LAND USE ELEMENT**

## **Introduction**

The Land Use Plan and element is in essence the basic core of the Comprehensive Plan. This is the portion of the document where policies, strategies, recommendations, economic development and funding matters are all introduced and implemented.

It establishes the framework for future growth, improvements, regulatory measures, and financial considerations.

It is also part of the vision as required by the provisions of Article 66B of The Annotated Code of Maryland.

## **RELATIONSHIPS TO LAND USE AND ZONING IN SURROUNDING AREAS**

Zoning Districts in the County surrounding Williamsport reflect the economic development that is occurring gradually around the Town. Large areas of General Industrial, Planned Industrial and Highway Interchange Commercial Zoning is interspersed with smaller remnants of Agricultural and Rural Residential (actually a Suburban Residential Density.) A large planned industrial development, the Interstate Industrial Park, lies along Interstate 81 southeast of Williamsport. In the bend of the Conococheague Creek to the northwest of Town a large area is zoned IM, Industrial Mineral,

and a large quarry, supplying the Redlands Brick Company occupies the portion of this area closest to the boundary of the Town of Williamsport. Most of the areas around the Town are developed: the Interstate Industrial Park to the east and southeast, residential portions of the unincorporated community of Halfway to the northeast, and the industries and mineral extraction operations to the northwest. The Cloverton area adjacent to the Town is a development that has been in existence since the late 1950's and is of a suburban residential nature.

The urban growth areas of the County and the City of Hagerstown definitely impact on the present and future land use of the Town of Williamsport.

## **HOUSING**

Over half (fifty-one percent) of the housing units in Williamsport are single family detached, and another twelve and eight tenths (12.8%) (approximately 111) are single family attached. There are apartment complexes and units that provide housing as follows:

1. Milestone Garden Apartments - There are 168 well kept apartments in this commercially owned complex.
2. Springfield Farm Apartments - There are 72 well kept apartments in this commercially owned complex.

3. Washington County Housing Authority:

(a) Springfield Farm Apartments - There are 28 well kept apartments in this commercially owned complex.

(b) Otho Holland Complex - There are 36 well kept apartments in this commercial owned complex.

Note: Otho Holland Springfield Farm are Washington County Housing developments for the elderly. All of the above apartment and cottage complexes are well maintained and in good condition.

Generally speaking, the Town's housing stock is well maintained by resident owners although much of it is quite old as is the community. The older portion of Town has older buildings. The area located in what is commonly referred to as the "Springfield Farm Area" is more of a modern suburban nature and the houses are ranch style brick.

## **TOWN CENTER**

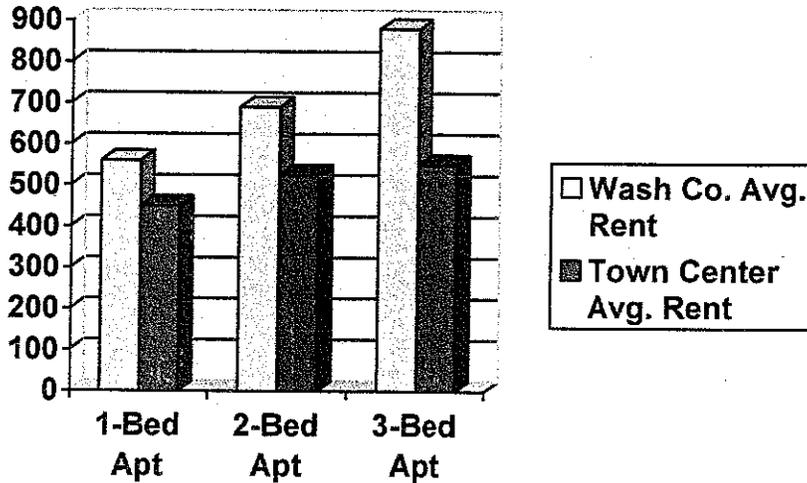
The area currently zoned Town Center (TC) consists generally of 89 parcels of land together with improvements and is generally bounded by the intersections of East Potomac Street and North Artizan Street to the east, West Potomac Street and North Conococheague Street to the west and north, and South Conococheague Street and East/West Church Street to the south. Town Center also consists of several parcels along North Artizan Street,

North Conococheague Street, north of its intersection with East/West Potomac Street, and parcels along the north side of East Salisbury Street from Conococheague Street. Most parcels were constructed in the mid-1800's to the early 1900's with a median age construction of 1893. Median value of the parcels located in Town Center is approximately \$165,793.50. Approximately forty-two (42) parcels are claimed as residential use, twenty-three (23) or twenty-six (26%) percent are a primary residence and nineteen (19) parcels or twenty-one (21%) percent are not primary residence. There are eleven (11) parcels claimed as commercial/commercial residential use and one (1) parcel or one (1%) percent claimed as a primary residence and nine (9) parcels or eleven (11%) percent are not primary residences. Twenty-nine (29) parcels are claimed as apartment use. Three or four percent are claimed primary residences and twenty-six or twenty-nine (29%) percent are claimed as not a primary residence.

Seven (7) parcels are claimed as tax exempt use, none are claimed as primary residence. One (1) parcel is Town Hall and six (6) parcels - 423, 424, 425, 426, 427 and 439 - are owned by St. Augustine Catholic Church.

Four (4) parcels in Town Center lack structures. One parcel is claimed as residential use and is a vacant lot (Parcel 280).

## COMPARISON OF AVERAGE APARTMENT RENT BETWEEN WASHINGTON COUNTY AND TOWN CENTER

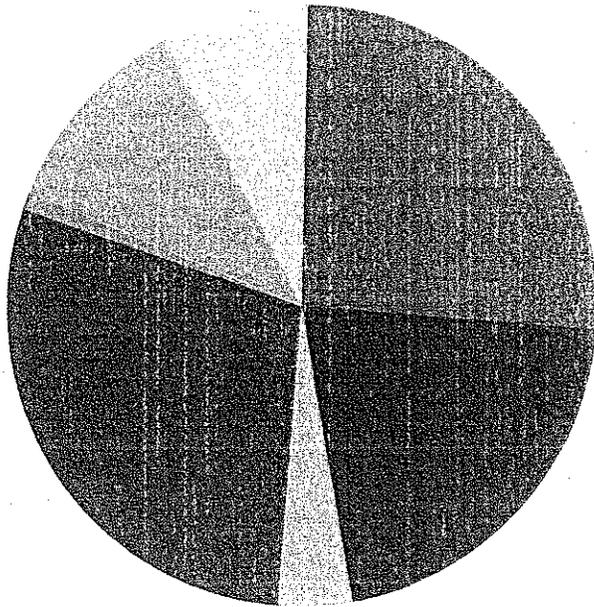


The above Chart was prepared by Inspire Communication and is part of the Williamsport Town Center Revitalization Study of 2010 prepared for the Town of Williamsport.

## USE OF PARCELS IN TOWN CENTER

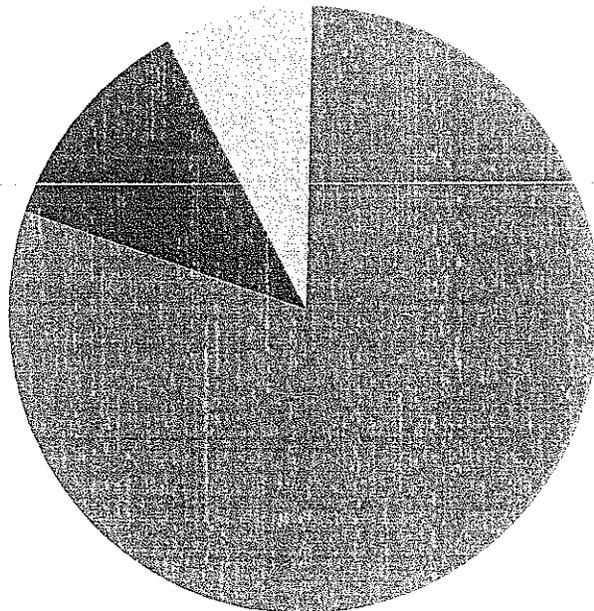
The following graphs were prepared by Inspire Communication and are part of the Williamsport Town Center Revitalization Study of 2010 prepared for the Town of Williamsport.

Exhibit 4  
**Use of Parcels - Breakdown**



- Residential/primary residence
- Residential/non-primary residence
- Apartments/primary residence
- Apartments/non-primary residence
- Commercial/primary residence
- Commercial/non-primary residence
- Tax exempt/non-primary residence

**Use of Parcels - General**



- Housing
- Commercial
- Tax exempt

## TOWN CENTER/TRADE AREAS

In the preparation of the Town Center Revitalization Study, visitor trade areas were determined to better understand the products and services and demographic potential spending of the people supported by a revitalized Town Center.

The areas were determined by the likely areas of residence of potential visitors to a revitalized Trade Center. Trade area 1 is the area currently zoned Town Center. Trade area 2 is the Town of Williamsport, absent the area zoned Town Center, with boundaries determined by the Town of Williamsport Zoning Map. Trade area 3 is the area surrounding Williamsport, with boundaries determined by the area designated by the Washington County School Board of Education to be served by the Williamsport High School district and the area in Berkeley County, West Virginia serviced by the Route 11 Bridge ending at an arbitrary line running north/south and crossing the intersection of Rout 11 and Route 81 at exit 23 in West Virginia.<sup>4</sup>

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<sup>4</sup> The following Charts and Graphs are portions of the study of the Williamsport Town Center Revitalization Study of 2010 prepared for the Town of Williamsport by Inspire Communication.

Exhibit 5

**Comparison of Trade in Trade Areas**

<b>Transportation Needs</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Gas Station	1	3	9
Auto/Motorcycle sales			6
Auto parts/supply		1	3
Primary auto repair	1	2	8
Car wash			2
Car rental			1

<b>General Food</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Grocery store			2
Convenience store	1		5

<b>Specialty Food</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Specialty Market			2
Bakery			1
Ice cream shop			3
Coffee shop/Café	1		
Sweet shop			2

<b>Restaurants</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Fast Food	1	1	17
Take-out		2	7
Sit-down	4	1	11
Sit-down with alcohol			15

<b>Alcohol</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Bar/Tavern	2		1
Alcohol sales	1	1	5

<b>General Supply</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
General Store	1		6
Department store			7

Personal Needs	Trade Area 1	Trade Area 2	Trade Area 3
Personal grooming	4		21
Dry cleaner		1	6
Laundromat		1	1
Healthcare/supply	1	2	10
Bank/Credit Union		1	13
Funeral home		1	0

Home Needs	Trade Area 1	Trade Area 2	Trade Area 3
Improvement/Hardware		2	8
Flooring			4
Furniture/Bedding		1	7
Garden/Landscaping		1	1
Appliance	1		1
Electronics	1		1
Lawn equipment sales			1
Equipment rental			2
Home services		1	1

<b>Lodging</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Hotel/Motel		1	4
Bed and Breakfast	1		
Campground			1

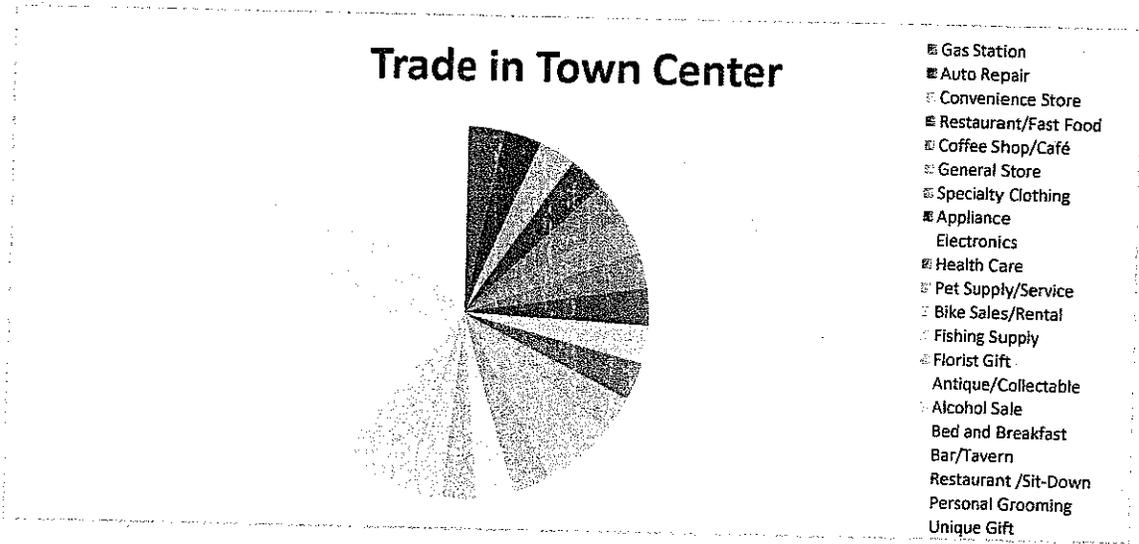
<b>Misc Services/Supplies</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Fitness/Sport center		1	2
Pet supply/service		2	4
Professional service		1	10
Feed/farming supply			2
Office supply			1
Daycare			1

<b>Activity Needs</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Sport apparel			3
Bike sales/rental	1		1
Hiking supply			
Fishing supply	1		1
Boats/boat accessories			1

<b>Specialty Shops</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Clothing/Accessories	1		26
Jewelers			6
Artisan/Craftsman			1
Art/Craft supply			1
Unique gift	3		12
Florist/Gift	1		2
Antiques/collectables	1		3
Toy			1
Book			1
Music			2
Tattoo		1	

<b>General Entertainment</b>	<b>Trade Area 1</b>	<b>Trade Area 2</b>	<b>Trade Area 3</b>
Entertainment	1		3
Video/game rent/sale		1	5
Game room store			1
Pay Heritage venue			1

Exhibit 6



The following is a list of businesses existing in the Town Center area. There are approximately twenty-eight (28) businesses involved in multiple trades as shown in the following:

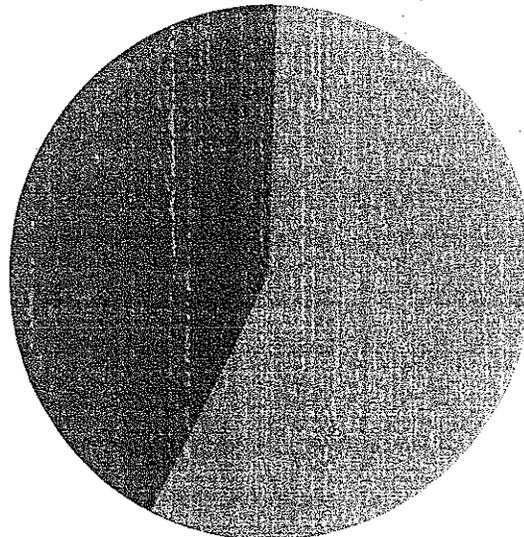
Exhibit 7

<b>Business</b>	<b>Own/Rent</b>	<b>Trade</b>
Odyssey Gifts	Own	Unique gift
Rosemary's Florist Greenhouse and Gifts	Own	Florist/gift
A Touch of Country	Own	Unique gift
Dogs R Us	Own	Pet supply/ service
Byer's Busy Corner	Own	Restaurant/Sit Down
McGee's Tavern	Own	Bar/tavern
Wolfe's on the Corner	Own	Alcohol sales, fishing supplies and general store
Highway Song Leather	Lease	Specialty clothing and unique gift trade
Williamsport Pharmacy	Own	Health care trade
Williamsport Barbershop	Lease	Personal grooming
The Lunchbox	Lease	Restaurant/sit down
River City Cycles	Lease	Bike sales/rental
Candlelight Inn	Own	Bed and Breakfast
The Briar Patch	Own	Unique gift shop
Jewell's and Jewell's Used Appliances	Lease	Appliance
Desert Rose Café	Lease	Coffee shop/café

<b>Business</b>	<b>Own/Rent</b>	<b>Trade</b>
Carolyn's House of Hair	Lease	Personal Grooming
Third Base Tavern	Own	Bar/tavern
American Heritage Antiques	Lease	Antique/collectables
The Reptile Crib	Lease	Pet supply/service
Williamsport Creamery	Lease	Ice Cream Parlor
Ron's Garage	Own	Auto repair
The Cutting Lane	Own	Personal grooming
Tony's Pizza Time Café	Own	Restaurant/sit down
River City Barber Shop	Lease	Personal grooming
Relic Plus	Own	Electronics
Sheetz	Own	Gas station, convenience mart and restaurant/fast food

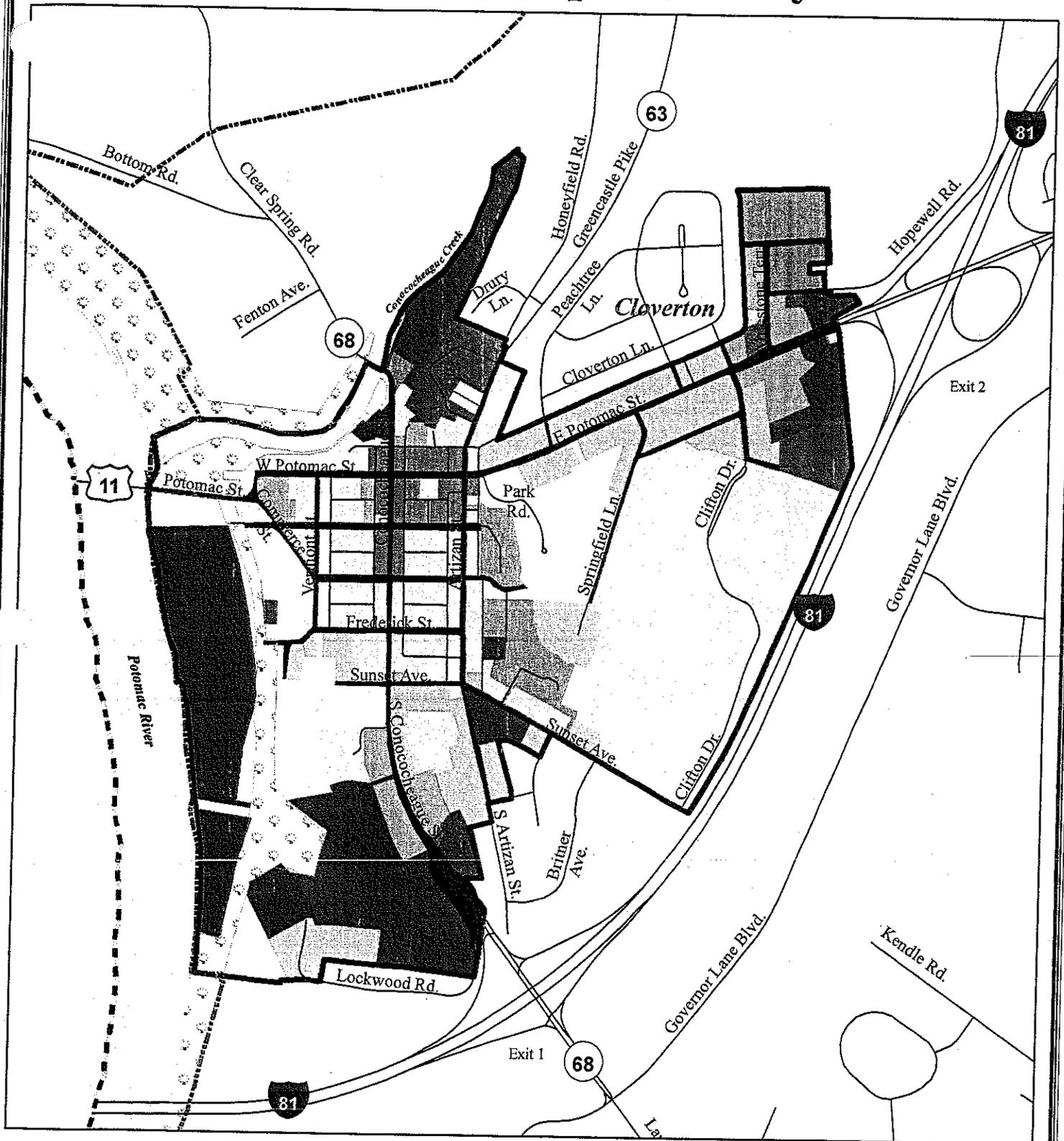
Exhibit 8

### Business Property Ownership/Lease Percentage



Own  
 Lease

# Town of Williamsport, Maryland



Prepared by the  
Washington County  
Planning Department  
Graphic Information System  
6-25-2010

Note: This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

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0 500 1,000 1,500 2,000 Feet

## Land Use Map

Map 9  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010

Legend  
— Roads  
— C&O Canal  
— County Boundary  
— 2005 Urban Growth Area Boundary  
— Town of Williamsport

Land Use  
■ Business/Office/Service  
■ Commercial  
■ Industrial  
■ Institutional  
■ Open Space  
■ Residential Multi-Family/Apartment Complex  
■ Suburban Residential  
■ Town Center  
■ Town Residential  
■ Transportation  
■ Vacant Non-Residential

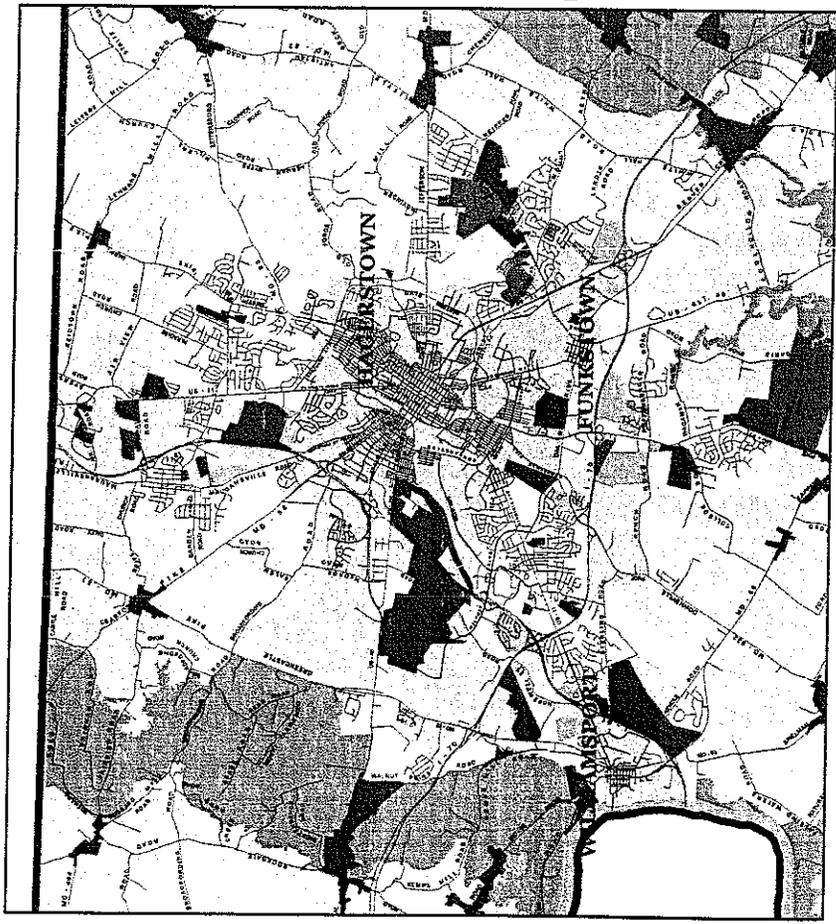
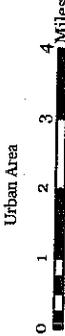
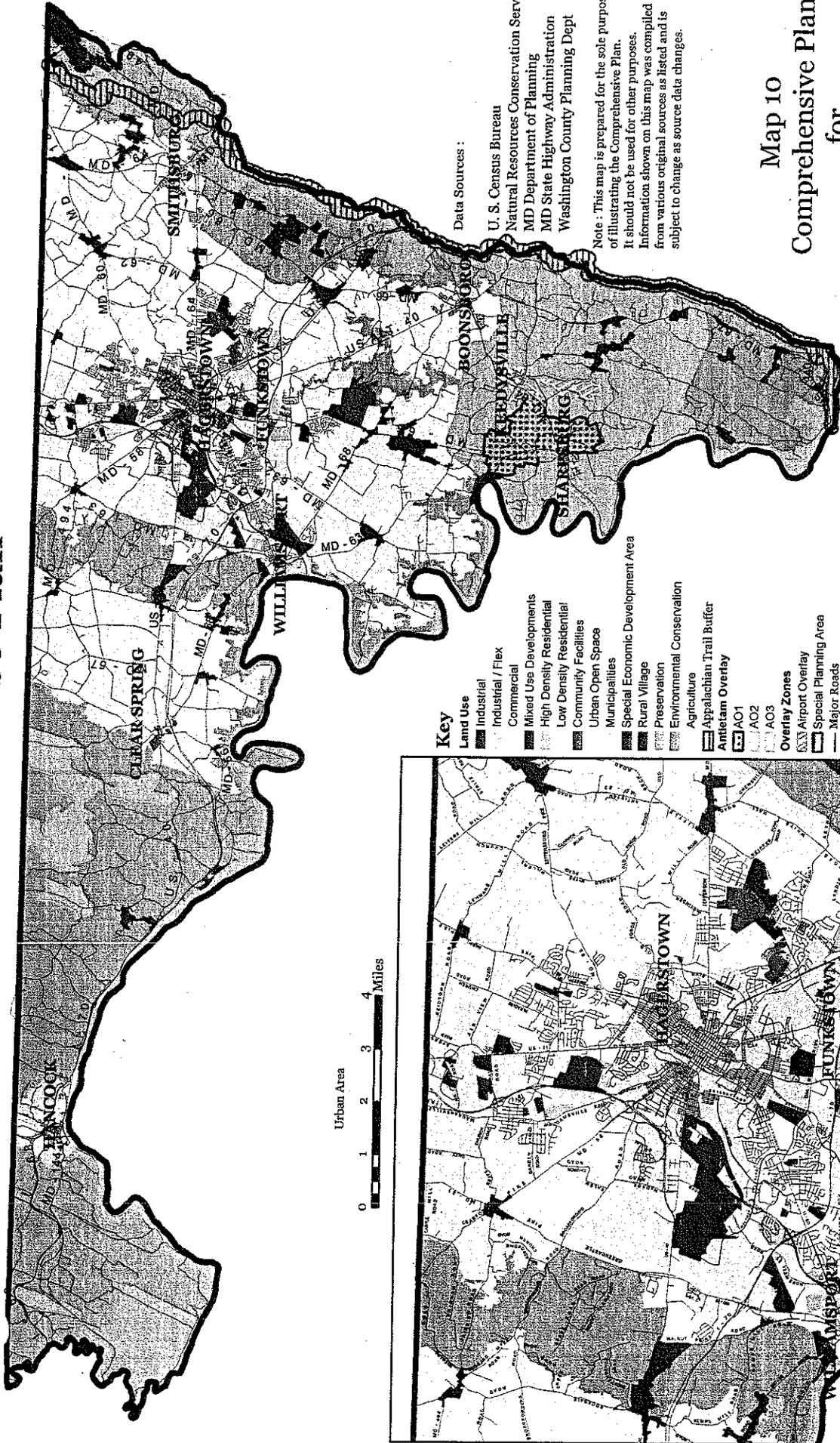


**CURRENT LIST OF ESTABLISHMENTS**  
**WILLIAMSPORT, MARYLAND**  
**JUNE 2010**

Mathew Shrader, Veterinarian 15 N. Artizan Street	The Lunch Box 22 N. Conococheague Street
Sheetz Store 100 E. Potomac Street	Desert Rose Café 21 N. Conococheague Street
Williamsport Nursing Home 154 N. Artizan Street	The Cutting Lane 15 E. Salisbury Street
Odyssey - Bartel, Carolee & John 25 E. Potomac Street	Antietam Health Services 3 Byrkit Drive
Rosemary's Florist, Inc. 21 E. Potomac Street	Williamsport Sunoco 304 E. Potomac Street
Dog's Are Us Complete Pet Grooming 7 E. Potomac Street	Williamsport Auto Care 301 E. Potomac Street
Byer's Busy Corner 1. East Potomac Street	Goldstar (Red Roof Inn) 310 E. Potomac Street
Williamsport Creamery Potomac Street	Waffle House 306 E. Potomac Street
Ron's Garage 20 E. Potomac Street (Rear)	Shers Inc. (Exxon) 314 E. Potomac Street
William Green Exotic Pets 45 N. Conococheague Street	CLF (McDonalds Rest.) 313 E. Potomac Street

Third Base Tavern 35 N. Conococheague Street	Antietam Health Services 307 E. Potomac Street
Carolyn's House of Hair 27 N. Conococheague Street	River City Feed Store 5 Milestone Terrace
Jewell's & Jewell's Appliances 5 N. Conococheague Street	Family Video 8 Milestone Terrace
ARJB Enterprises 12 Milestone Terrace	Milestone Cleaners 14 Milestone Terrace
China 88 16 Milestone Terrace	Marco's NY Pizza & Rest. 18 Milestone Terrace
4 Star Athletic Complex 30 Milestone Terrace	WR Hardware 30 W. Salisbury Street
Spirit Services Lockwood Road	Twin Oaks 40 E. Village Lane
Touch of Country 11 E. Potomac Street	Williamsport Moose 121 N. Conococheague Street
C & O Canal NHP 205 W. Potomac Street	Williamsport Adventure LLC 415 S. Conococheague Street
Candlelite Inn - Tonya Williams 15 N. Conococheague Street	Amer. Heritage Antiques Shannon Lemon 39 N. Cocococheague Street
Dr. William McCaffrey 7 Hopewell Road	

# Land Use Plan



## Key

- Land Use
- Industrial
- Industrial / Flex
- Commercial
- Mixed Use Developments
- High Density Residential
- Low Density Residential
- Community Facilities
- Urban Open Space
- Municipalities
- Special Economic Development Area
- Rural Village
- Preservation
- Environmental Conservation
- Agriculture
- Appalachian Trail Buffer
- Antietam Overlay
- AO1
- AO2
- AO3
- Overlay Zones
- AN Airport Overlay
- Special Planning Area
- Major Roads

## Data Sources:

- U. S. Census Bureau
- Natural Resources Conservation Service
- MD Department of Planning
- MD State Highway Administration
- Washington County Planning Dept

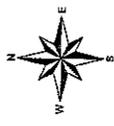
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## Map 10 Comprehensive Plan for

### Williamsport, Maryland

2010

Prepared by the  
Washington County  
Planning Department  
Geographic Information System

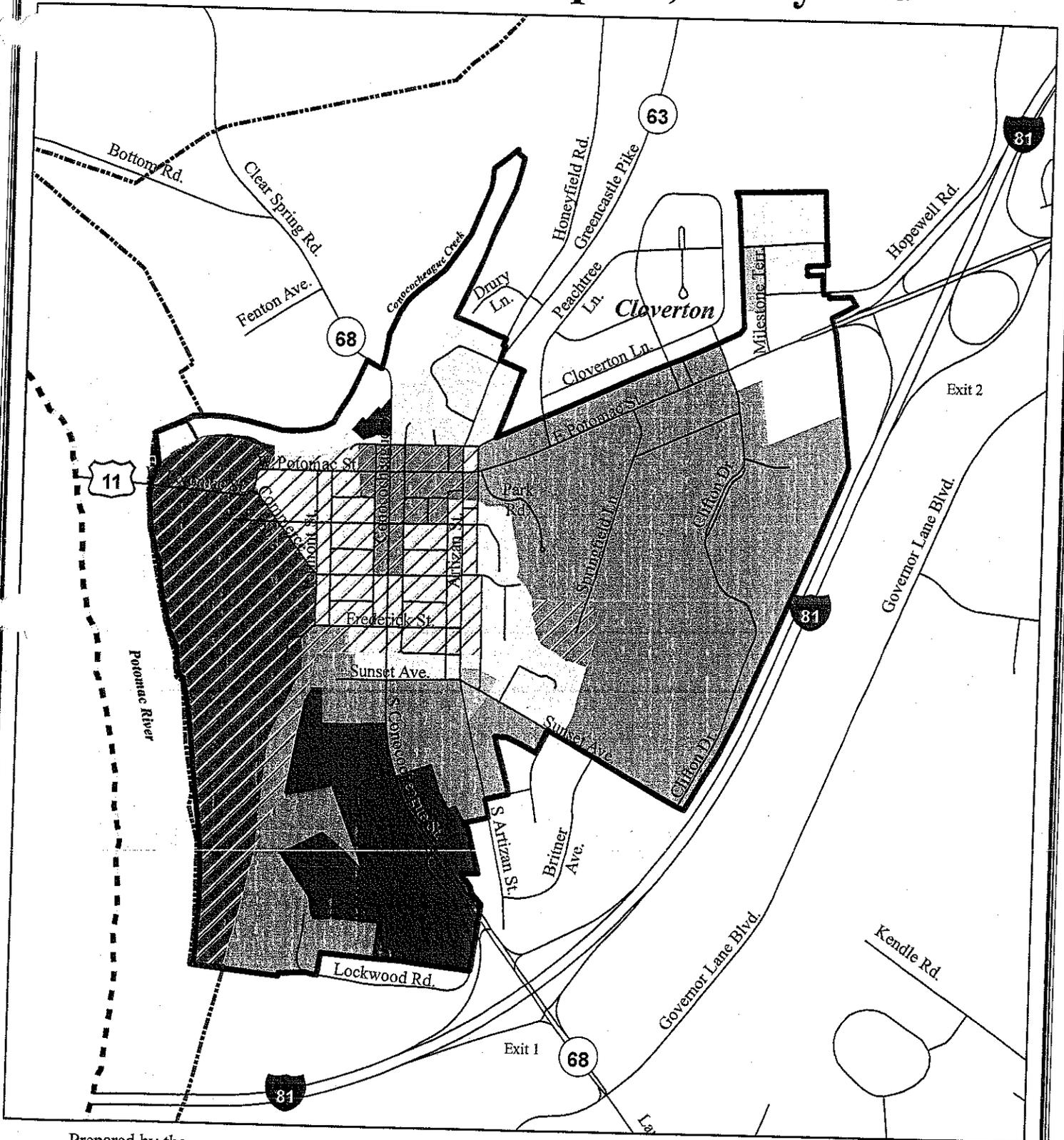


6-25-2010

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As illustrated on Map 51 of the Comprehensive Plan for  
Washington County, Maryland.  
Adopted 8-27-2002  
Amended 7-12-2005

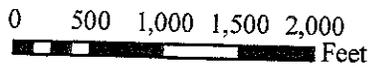
# Town of Williamsport, Maryland



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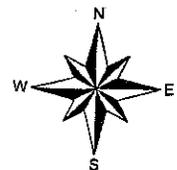
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## Zoning Map

Map 11  
Comprehensive Plan  
for  
Williamsport, Maryland  
2010

- Legend
- Roads
  - ▭ 2005 Urban Growth Area Boundary
  - ▭ Town of Williamsport
  - ▭ County Boundary
  - ▭ Historic District
- Zoning
- ▭ EMPLOYMENT CENTER
  - ▭ GENERAL COMMERCIAL
  - ▭ NEIGHBORHOOD COMMERCIAL
  - ▭ HISTORIC RECREATION
  - ▭ TOWN CENTER
  - ▭ TOWN RESIDENTIAL
  - ▭ SUBURBAN RESIDENTIAL



## HISTORIC PRESERVATION EASEMENTS

Owners of properties listed on, or eligible for, the National Register of Historic Places, or located within a locally certified or Register-listed historic district, may convey a perpetual historical preservation easement as a gift to the Maryland Historical Trust. Not only does an easement provide for the future of your property, it may also provide you with financial incentives and is an important part of estate planning.

## HISTORIC PRESERVATION LOAN PROGRAM

The Historic Preservation Loan Program provides loans to nonprofit organizations, local jurisdictions, business entities, and individuals to assist in the protection of historic property. Loan funds can be used to acquire, rehabilitate, or restore historic property listed on, or eligible for, the National Register of Historic Places. They may also be used for short-term financing of studies, surveys, plans and specifications, and architectural, engineering, or other special services directly related to pre-construction work required or recommended by the Trust or the State Historic Preservation Officer on projects being funded with federal or state monies.<sup>5</sup>

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<sup>5</sup> See Chart Exhibit 1, Current County, State and Local Improvement Program

## **HISTORIC REHABILITATION TAX CREDITS**

The Federal Rehabilitation Tax Credit program enables the owners or long-term lease holders of income-producing certified historic structures (listed in the National Register of Historic Places, or a contributing element within the boundaries of an historic district), to receive a federal tax credit. The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 25% of the qualified capital costs expended in the rehabilitation of a "certified heritage structure."

## **HEART OF THE CIVIL WAR HERITAGE AREA**

Williamsport has opted to become a part of the Heart of the Civil War Heritage Area and this is indicated on the special area exhibits contained herein.

## **WILLIAMSPORT INVESTMENT ZONE (TIZ)**

Currently a proposal exists and the Town probably has or will be qualified for the benefits set forth. A proposal was prepared and submitted and is on file in the Town Administrator's office and is incorporated herein by reference. Much of the effort to go into this is for a Town Center (TC) revitalization program and study to give a rebirth to the "commercial core" along Conococheague Street and economically benefit all merchants and the

community, and foster, nurture and promote recreational facilities and tourism in Williamsport, Washington County and along the C & O Canal corridor.

### **POLICY, RECOMMENDATION, IMPLEMENTATION**

The Land Use Plan indicates several land use policy categories by color. The Town's policy for these areas is as follows:

**Residential.** In these areas it is the policy of the Town to encourage residential development in predominately single-family housing types. Appropriate services will be permitted with special review by the Planning Commission, including:

- churches, clubs, and other semipublic activities, with sufficient site size and off-street parking
- neighborhood commercial services, such as grocery stores
- public services, such as schools, firehouses, and libraries

**Commercial.** It is the policy of the Town to encourage retail commercial activities and other private and public services in these areas. Residential uses are permitted. Industrial uses with high employment densities are discouraged, to limit congestion that could have an adverse impact on retail activities.

**Residential-Special Commercial.** In these areas, residential uses are encouraged, together with compatible commercial activities. These area transactional areas, where commercial conversions of residential buildings

are encouraged. They are mapped in the Town's historic district, and renovations of buildings should be compatible with the area's historic character.

**Residential Multifamily.** It is the Town's policy in these areas to encourage multifamily development, such as conversions for apartments and new apartment structures, plus compatible commercial activities which serve surrounding residential neighborhoods.

**Industrial/Employment.** It is the Town's policy to encourage development in these areas which is primarily industrial and other employment facilities. Residential uses area discouraged, to avoid pre-empting land from use for employment activities.

**Public Facilities.** These are sites of existing major public facilities. Other public facilities may be located in residential, commercial and industrial areas, as appropriate.

**Parks, Recreation, and Open Space.** These are areas of existing and potential public or reserved open space that should be reserved as open space in the future.

#### **ADDITIONAL RECOMMENDATIONS/VISIONS/GOALS**

Williamsport would benefit from a planning effort to guide the revitalization activities for downtown.

Given the recreation resources of the C & O Canal, the town has an opportunity capitalize on tourists and recreational users already coming to Williamsport.

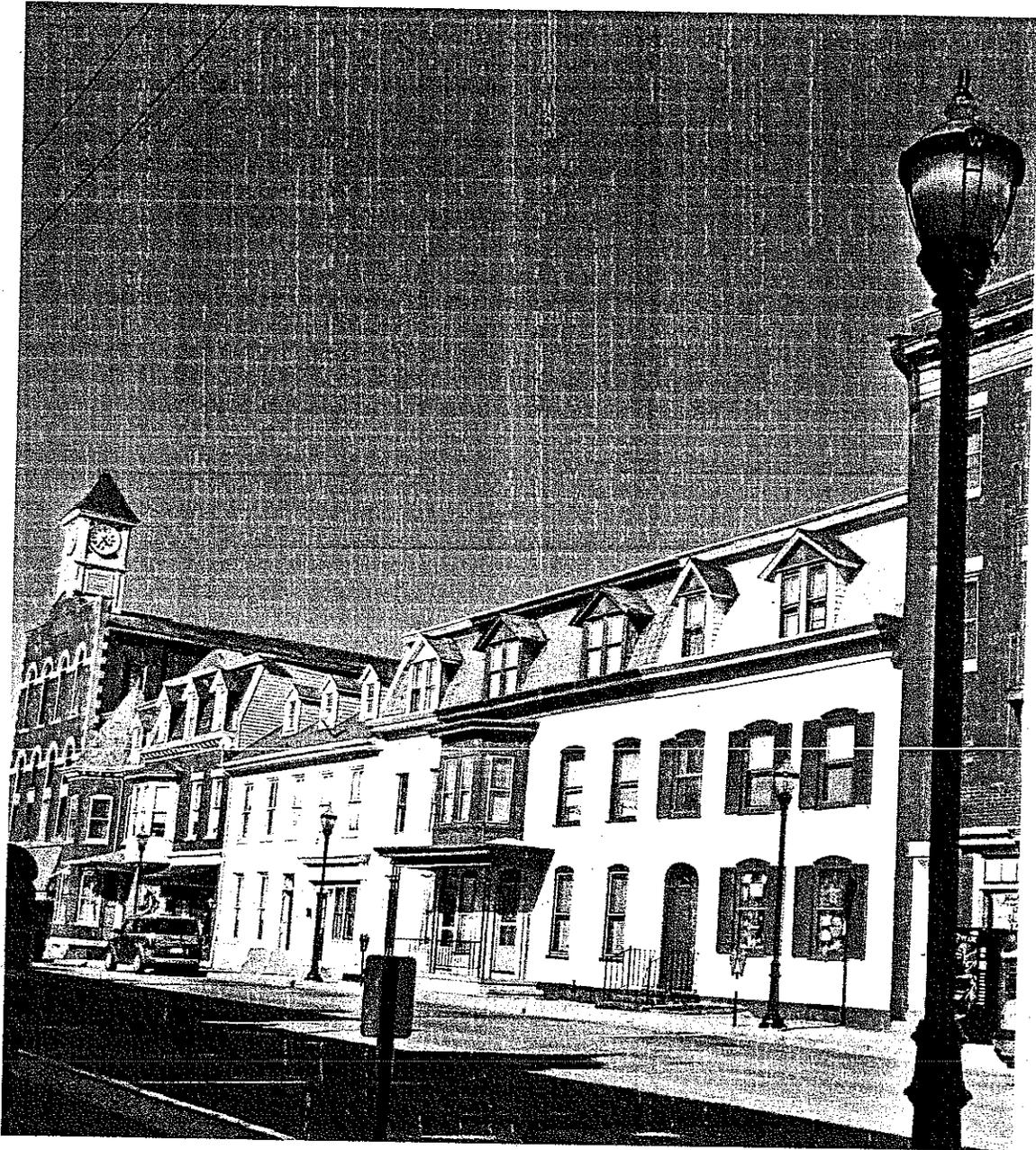
Williamsport understanding the impact of the canal on tourism and will explore ways of making a town connection to the canal as well as connecting all the other historic assets of the Town.

The extra width in the streets in the core of downtown could be converted to greenways that would take bikers, pedestrians, and kayakers into downtown from the C & O Canal.

Discussions are currently underway to take advantage of the streetscape in Williamsport. The potential difficulties in making changes to the two major roadways, both state roads, are being looked at and acceptable solutions will be presented.

The rehabilitation of the town clock building should be a priority. The clock town, or Pythian Castle, is an issue the town is looking to resolve. Its present appearance is detrimental to revitalization efforts. Even though this and other buildings are privately owned, the Town will make an effort to educate the owners, make them aware of the heritage area benefits and assist them in seeking funding options.

It is a vision of the Mayor and Council to once again have all storefronts and commercial sites in the downtown core at least as commercial on the lower floor and not have residences as opposed to shops and business.



Town Clock